



Battle Creek Historic District Commission

Staff Report

Meeting: December 10, 2012

To: Historic District Commission

From: Glenn Perian, Senior Planner

Date: November 29, 2012

Subject: John Hennink has filed an application requesting a certificate of appropriateness to add tinted windows and fabricate a wood cornice for the front of the building located at 56-58 W. Michigan Ave.

Site:

The property is located in the Local Central Business Historic District.



Summary of Request:

The Applicant is asking for a Certification of Appropriateness to remove the wood covering the upper four windows and replace it with double-sash tinted windows and to fabricate a wood cornice and mount it over the exposed portion of red brick on the front of the building located at 56-58 W. Michigan Avenue. The Applicant has supplied a drawing of the proposed cornice and a sample of the tinted glass that we will bring to the meeting. We have photos included in this report showing the location of the proposed window replacement and cornice work. These improvements are part of ongoing work to the building and the building owner is expected to be at the meeting to discuss the project and any questions you may have related to the building and improvements.

Applicable HDC Guidelines and Analysis:

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) *The Commission shall also consider all of the following:*

- (1) *The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) *The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) *The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) *Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) *The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) *Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** The proposed work to the building is all part of getting the resource ready for occupancy. The cornice work and window additions will only improve on the attractiveness of this building and the overall downtown corridor.
- (b) *The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** We do not believe that any historical materials will be altered or destroyed during this project. The work should be an improvement to what is already there.
- (c) *All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** We do not think this requirement will be violated as it relates to this project. The removal of the wood over the window openings and repair to the upper portion of the building should be a vast improvement to the resource.

- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** We believe that this standard will be met as described in the proposed work plan.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** We do not think this requirement will be violated as it relates to the project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** The owner of the building has told us he has researched the proposed cornice work and is unable to find pictures that reflect what was original to the building in any detail. The proposed cornice work should be a great improvement as will the window replacement of the boarded up openings.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** Staff does not think this applies to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** In the application, the owner states that the tinted glass is intended to provide U.V. protection for the interior of the building.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** We do not think the addition of

the proposed improvements will have an impact on the structure at 56-58 W. Michigan Avenue.
(Ord. 14-97. Passed 8-5-97.)

Recommendation:

Based on the attached work plan, the proposed work does not appear as though it will impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed window installation and cornice work outlined in the application and staff report with the following conditions: installation of 4 double sash UV tinted windows on the second story of the building with the size the same as the existing brick openings, and the cornice work as outlined in the application as to profile and size, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.



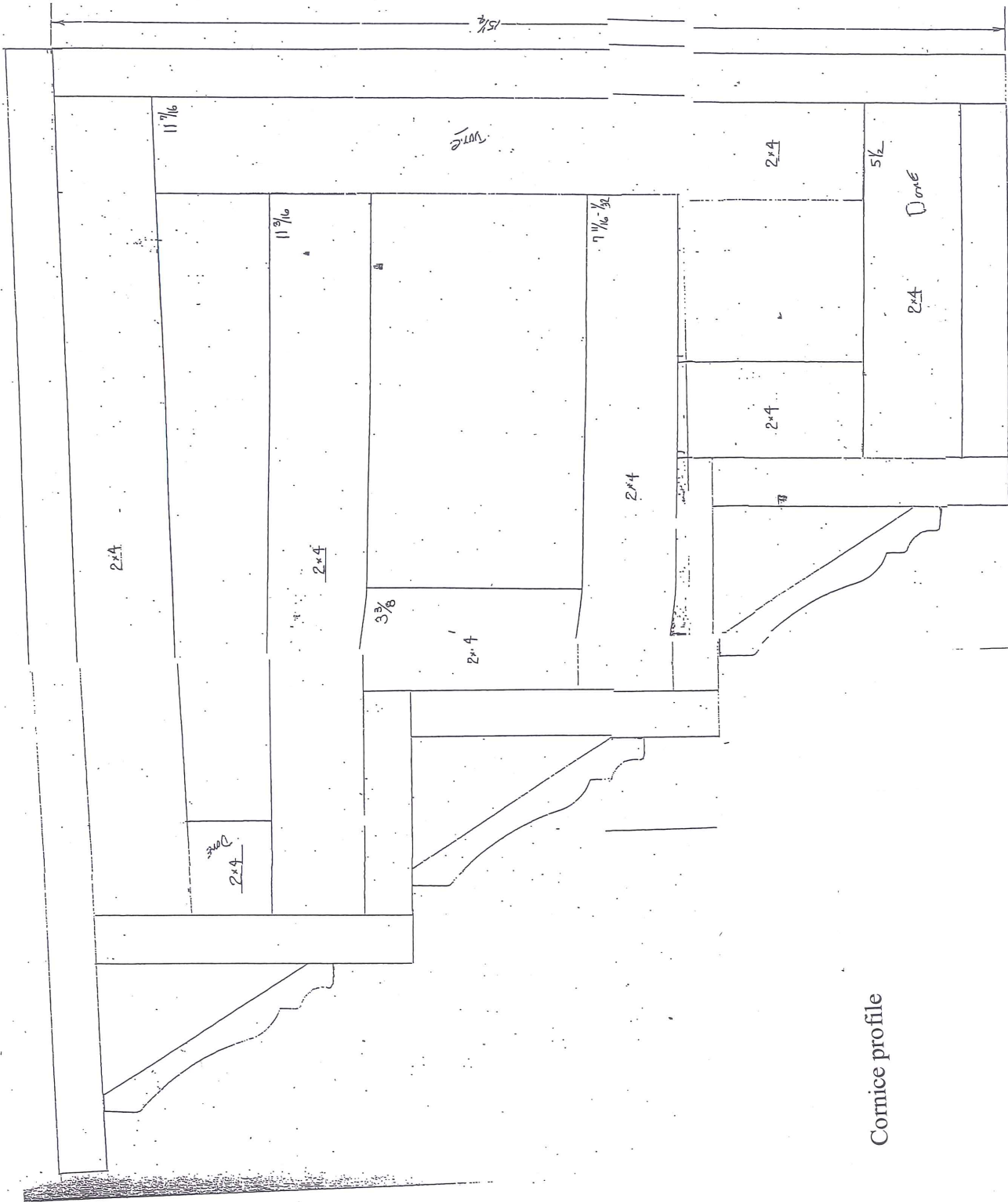
Willard Library 1940 Photo

Proposed tint
Glass to these
4 windows Double
Seal



Proposed
C cornice work to
go across front of
building in this
location





Cornice profile

56-58 W. Michigan Ave.

31 PCS -
16" on Center -



HISTORIC DISTRICT COMMISSION

City of Battle Creek, Planning and Community Development Department

Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204

Battle Creek, Michigan 49017

Phone: (269) 966-3320

Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Date: Nov. 8, 2012 Applicant/Contact Name: JOHN H. HENNINK

Phone #: 269 986-3944 Property Owner: JOHN HENNINK

Property Address: 56-58 W. MICHIGAN AVE (36 ORCHARD PL.)

Address for Correspondence (If different from property address): SAME

Applicants Role: Owner ☒ Architect ☒ Contractor ☒ Other: ☐

HUD Funded: Yes ☐ No ☒ In a Historic District: Yes ☒ No ☐

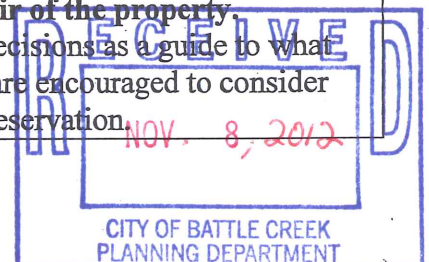
On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes ☐ No ☒

DESCRIPTION OF PROJECT:

TINTED GLASS, CORNICE DESIGN CHANGE
TINTED GLASS IN STEAD OF CLEAR GLASS for UV Protection
CORNICE no great pictures to duplicate from pictures we
ARE SUBMITTING a CLOSE MATCH. Y

Instructions:

- The Commission will not consider an application with inadequate or unclear information. Review your application with City staff in advance to be sure it is complete.
- The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered. If an authorized representative will be attending a letter of authorization must be included with this application.
- Provide drawings that explain what is proposed. Elevations are required for all projects. Include plans, site plan, details, specifications, and product information as needed.
- ONE set of drawings on 8 1/2 x 11 paper is strongly recommended. This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- Indicate all dimensions. Drawings should be to scale.
- Submit one copy of the following photos: All four elevations of the building (straight on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- Provide specific information on all materials: Manufacturer's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color chips, shingles, etc.) should be brought to the meeting.
- Indicate not only the immediate area of the work, but also how it relates to the building as a whole. Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.
- Proposed demolition should include estimates for the complete repair of the property.
- For smaller projects staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.



Historic District Commission

Application for Determination of Appropriateness

FAQ's

Why do I have to apply to the Historic District Commission (HDC) to work on my house or commercial building?

By city ordinance, all proposed modifications affecting the exterior appearance of buildings located in a locally designated portion of an Historic District must first be reviewed and approved by the HDC.

This is to assure that modifications and improvements do not compromise the historical integrity of the building or of the district it is located in.

What do I need to do for the Historic District Commission to review my modifications?

The "Application for Determination of Appropriateness" includes a detailed list of information you should prepare for the HDC.

Can I demolish a building in an historic district?

There are often situations in which the quality and/or condition of a structure may make demolition an appropriate solution to a problem. In general, however, the HDC encourages creative rehabilitation and adaptive re-use solutions before demolition is proposed – demolition is an irreversible action and all viable alternatives should be considered first.

Guidelines for determining if a building in a local historic district can be demolished include:

- The structure is of minimal historic and/or architectural significance
- The demolition will have no adverse impact on the adjacent area or upon the historic district as a whole
- The property is a hazard to the safety of the public or occupants
- The property is a deterrent to a major improvement program which will be of substantial benefit to the community
- Retention of the property will cause undue financial hardship to the owner. If claiming undue financial hardship, you will need to provide the following:
 - Cost of rehabbing the property
 - Cost of demolition
 - Market prices of structures in the neighborhood
 - Clear photographs detailing the current condition of the house (interior and exterior)

What if I want to build something new within a Historic District?

The HDC encourages new building and development that will be harmonious with the existing historic buildings and neighborhoods, but not necessarily of the same architectural style.

Elements looked at to determine compatibility include form, mass, proportion, configuration, building material, texture, location on the site, and landscaping.

As with any new building, all zoning and building requirements (such as setbacks, height, parking, building materials, etc.) must be met.

When does the HDC meet? Do I have to go to the meeting?

The HDC meets the second Monday of each month at 4:00 p.m. in the Chamber of Commerce Board Room located at Commerce Pointe, 77 E. Michigan Avenue (lower level). In order to have your application considered you must have it submitted to our office by the petition deadline date which is approximately 20 days prior to the meeting date for that month (please contact the Planning Department for specific submittal deadline dates). You must attend the meeting in order to address any questions the Historic District Commission may have.

Who can I call with questions?

You may contact the Planning Department at 269-966-3320, 77 E. Michigan Avenue, Suite 204, Commerce Pointe, Battle Creek, Michigan.

